

Vincents Road, Kingsbridge

Kingsbridge

£280,000

The Property:

The accommodation begins with an entrance hallway with stairs leading to the first floor and understairs cupboard for storage. The modern fitted kitchen provides a good range of storage and worktop space together with space and plumbing for a washing machine and with an electric oven with extractor over.

To the rear is the spacious living and dining room, which forms the heart of the home. A contemporary media wall provides a stylish focal point, while the log burner is a particularly welcome addition during the colder months. French doors open directly onto the rear garden, bringing plenty of natural light into the room and providing an easy connection with the outside space.

Upstairs are two good-sized double bedrooms. The principal bedroom is a particularly generous and bright room with built in wardrobes, while the second bedroom also benefits from useful built-in storage.

The bathroom has been attractively updated with a modern suite of bath with shower over, WC ad basin with contemporary tiles.

Outside, the tiered rear garden provides space to sit out and enjoy the sunshine, with an attractive elevated outlook across the town and towards the estuary in the distance. To the front is a lawned garden with a pathway leading to the property.

The house also benefits from two allocated parking spaces.

Well presented throughout and offered with no onward chain, 78 Vincents Road is an excellent opportunity for first-time buyers looking for a home they can simply move into and enjoy, while also offering plenty of appeal to those looking to downsize or for a convenient investment property.













Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

The Location:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital. With being close to many beautiful beaches and Salcombe, Kingsbridge brings convenience as well as a coastal lifestyle that many are looking for.

Further Information & Services:

Tenure: Freehold.

Services: Mains water, sewerage and electric. Electric central heating and woodburning stove.

EPC Rating: D

Council Tax: Band B

Construction Type: Standard brick wall construction. The roof is tiled.

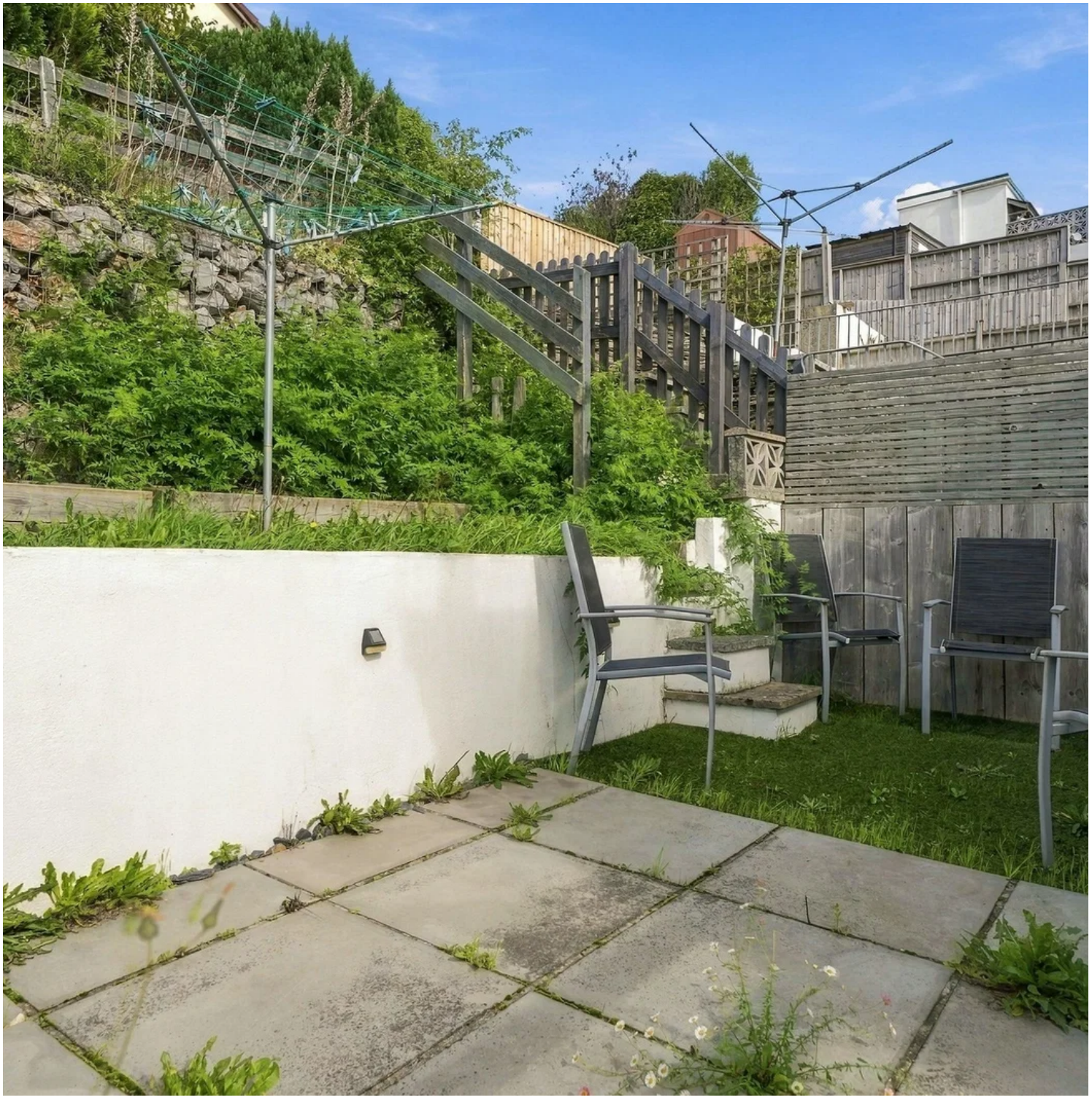
Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Ultrafast broadband available for speeds up to 1000Mbps (Ofcom)

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None known.

Viewings strictly by appointment only with Kingsbridge Estate Agents.

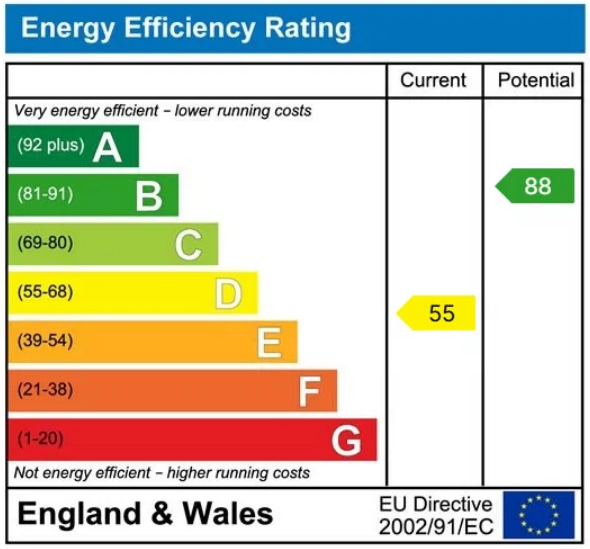


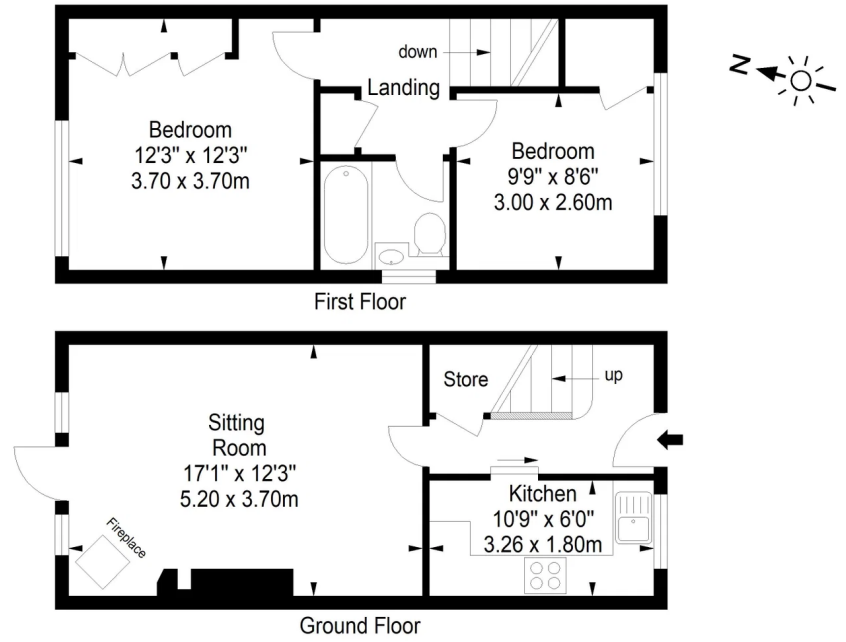












Approximate Gross Internal Area = 63.64 sqm / 685 sq ft
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Kingsbridge - Sales

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Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.